

**Planning & Development Committee Meeting
Minutes of May 23, 2011
City Council Chambers – 7:15 p.m.
Lorraine H. Morton Civic Center**

ALDERMEN PRESENT: J. Fiske, D. Holmes, A. Rainey, D. Wilson, M. Wynne

STAFF PRESENT: G. Farrar, S. Griffin, C. Hurley, D. Marino, B. Newman, S. Sklenar

PRESIDING OFFICIAL: Ald. Wilson

I. DECLARATION OF QUORUM

A quorum being present, Chair Wilson called the meeting to order at 7:22 p.m.

II. APPROVAL OF THE MAY 9, 2011 MEETING MINUTES

Ald. Holmes moved approval, seconded by Ald. Rainey.

The minutes of the May 9, 2011 meeting were approved unanimously, 4-0 (Ald. Wynne had not arrived yet).

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 39-O-11, Granting a Special Use for a Resale Establishment at 1610 Maple Street in the D3 Downtown Core Development District

Staff and the Zoning Board of Appeals (ZBA) recommend the adoption of Ordinance 39-O-11, granting a special use permit for the operation of a Resale Establishment with certain conditions at 1610 Maple Avenue. The proposed business meets all special use standards as identified in the attached ZBA findings letter and complies with the General Plan that designates this area as the Central Business District, as identified in the staff report to the Zoning Board of Appeals. For Introduction

Ald. Rainey moved approval, seconded by Ald. Holmes.

Ald. Rainey welcomed Linda DeWine, the proprietor of the proposed resale shop and expressed concern that the alley may not be an appropriate place for people bringing clothes to the shop, but would be, for furniture. Ms. DeWine agreed, adding that it is muddy in the alley when wet, and that she would be taking in items by appointment, so nothing would be left outside, as it has been at other second-hand stores. Chair Wilson, who's ward the store is in, agreed and requested that Grant Farrar amend the Ordinance appropriately.

Chair Wilson moved to suspend the rules and consider the Ordinance for action, seconded by Ald. Rainey.

The Committee welcomed Ms. DeWine and discussed the resale shop owner not displaying items on the sidewalk, the best time to get deliveries as the Davis St. stores share the alley for deliveries, the fact that the Ordinance runs with the business, not the land, and occasional exceptions to the rear door requirement if an item is too wide to fit in the 34" rear door, as the front door width is 36".

Ald. Rainey moved to amend the Ordinance to allow deliveries in the front and rear, seconded by Ald. Fiske.

The Committee voted unanimously 4-0 to recommend Ordinance 39-O-11 for approval.

(P2) Ordinance 46-O-11, Granting a Special Use Permit For The Planned Development Proposed at 1915-1919 Grey Avenue

Plan Commission and City staff recommend the adoption of Ordinance 46-O-01, granting a special use permit for the planned development proposed at 1915-1919 Grey Avenue. This proposed development will stimulate neighborhood revitalization and provide 6 units of affordable housing, four units of new construction and two rehabilitated units as part of Neighborhood Stabilization Program 2 (NSP2). The applicant requests to exceed development allowances to build a 4 unit multi-family structure on the property and to allow the new residential building to stand 9' 4 1/2" from the existing residential structure. This development allowance requires a 2/3 approving vote from the City Council. For Introduction

Ald. Rainey moved approval, seconded by Ald. Holmes.

Dennis Marino introduced Todd Lieberman of Brinshore Development. Mr. Lieberman explained that Brinshore is partnering with the City in the NSP2 project to acquire, renovate and rent or sell properties in 2 census tracts of Evanston.

Mr. Lieberman introduced architect, Nathan Kipnis who explained that this project to re-develop a vacant building with 2 vacant parcels next door to the south, is an exceptional opportunity to build 6 affordable rental units:

- Including 2 modern, handicap accessible units on the first floor which will have their own main floor entrances and exits
- A total of 7 parking spaces
- A fence will be erected along the alley from the southwest corner of the property to the parkway
- Includes (2) 3 bedroom accessible units on the first floor of the newly constructed building
- Includes (2) 2 bedroom units on the second floor with a sky-lit study area
- The hot water will be heated by 5 solar panels for the 4 units
- The building will be brick with cement fiber board on the sides
- Includes a deck in the rear
- No basement
- Landscape plans include the removal of 2 trees and the addition of 3 trees on the alley side
- Approximate square footage of each unit: 1,270 sq. ft.

Mr. Kipnis presented photos of the site and neighborhood buildings.

Attorney Steve Friedland of Applegate & Thorne-Thomsen, explained that the following public benefits justify the project's request to exceed development allowances:

- It will stimulate neighborhood revitalization
- It provides a variety of housing types for affordable housing
- It will provide 2 affordable handicap accessible units
- It will eliminate the blighted existing structure (which was in foreclosure)
- It will be taxable property

Rodney Green of 2016 Brown said he and others on his block did not receive a notice about the project, only about the fence. Mr. Marino said the requirement of notice to neighbors within 1,000' had been complied with and asked the developers to explain the construction schedule to the public. Mr. Lieberman said the renovation at 1919 Grey is well underway, preparation for the new construction will commence this summer, and construction will begin in the 3rd and 4th quarter.

Betty Ester, on behalf of her neighbor at 1923 Foster, said her neighbor did not receive a notice but asked why the developer needs a special permit to do the project, why a 2/3 vote from council is needed and the height of the new building. The developers replied that they are requesting allowances that exceed the Planned Development allowances such as the number of parking spaces (7 requested, 8 required), and the required distance between 2 buildings (9' 4.5" requested; 12' required). The height of the building is 24', 2 3/8". They also explained that a 2/3 vote is required for planned developments.

The Committee confirmed that there are 3 means by which a planned development can be noticed: publication, sign and mailing. Staff had done all 3 means to get the word out to as many people as possible. Mr. Farrar added that failure to do the mailing does not invalidate the hearing.

The Committee voted unanimously 5-0 to recommend approval of Ordinance 46-O-11.

(P3) Ordinance 53-O-11: Amending Various Portions of the Green Building Ordinance

Staff recommends passage of Ordinance 53-O-11, amending various portions of the Green Building Ordinance, Title 5, Chapter 24 of the City of Evanston Code of 1979. This amendment provides for an appendix to address Evanston Sustainable Building Measures for New Construction which is part of an option for compliance with the City's goal of green building design for buildings ten thousand square feet (10,000 sq. ft.) to twenty thousand square feet (20,000 sq. ft.) **For Introduction**

Ald. Rainey moved approval, seconded by Ald. Wynne.

Catherine Hurley, Sustainable Program Coordinator, explained the process of the Green Building Ordinance that led to the proposed amendment to apply to new construction projects of 10,000 sq. ft. - 20,000 sq. ft. She explained that the objective was to make them straightforward enough for the developer to follow, easy enough to enforce, and to make them attainable enough so as not to discourage development in Evanston.

The amendment includes the points for those projects of 10,000 to 20,000 sq. ft. and the correction of a typo.

The Committee voted unanimously to recommend approval of the amendment to Ordinance 53-O-11.

IV. ITEMS FOR DISCUSSION

There were no items for discussion.

V. COMMUNICATIONS

There were no communications.

VI. ADJOURNMENT

The meeting was adjourned at 8:11 p.m.

Respectfully submitted,
Bobbie Newman